



MEMORANDUM

Date: November 16, 2023

To: Luke Winchester, Chairman
and Planning Commission

From: Jennifer Hamblen, Planning Director
Jon Baughman, Deputy Planner

Re: Lars Jacobs Subdivision
Final Plat
Map - 073
Parcel(s) – 014.01

Request: Submitted by Brent Finley, on behalf of the property owner Lars Jacob, the applicant seeks Final Plat approval for a three-lot subdivision at 1135 S. Greenhill Road in District 2.

Analysis: This property is located on the east side of S. Greenhill Road, north of Division and across from the entrance to Willoughby Station. The zoning is RS-40 and the total area is 6.30 acres. There is a single-family home on the lot currently; after the subdivision it will occupy lot two in the center.

The proposal includes a subdivision of three lots, lot 1 2.32 acres, lot 2 2.49 acres and lot 3 1.49 acres. The bulk requirements of RS-40 zoning are addressed; each lot is greater than 40,00 sqft and the setbacks are displayed correctly. 50' front, 25' side and 40' rear.

Summary: The applicant has attended open tech review. Planning and Zoning comments received here have been addressed.

Recommendation: Staff recommends approval of the Lars Jacob Final Plat for three residential lots at 1135 S. Greenhill Road.

Planning & Zoning:

1. If the existing driveway for Lot 2 will still be utilized with the creation of Lot 1, provide and access easement for the drive.

Engineering:

1. Lot 3 shall not have driveway access to S. Greenhill Road. Lot 3 shall be accessed from Lot 2 via an access easement.
2. Provide a 10' PUDAE abutting the ROW line across all 3 lots.

WWUD:

1. An on-site visit has not been conducted at this time to verify the location of the water lines related appurtenances.